

SNAPSHOT of HOME Program Performance--As of 06/30/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Chester

State: PA

PJ's Total HOME Allocation Received: \$5,607,260

PJ's Size Grouping*: C

PJ Since (FY): 1997

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State: 29				
% of Funds Committed	98.53 %	94.92 %	8	93.41 %	89	92	
% of Funds Disbursed	79.09 %	89.08 %	29	84.68 %	24	21	
Leveraging Ratio for Rental Activities	56.49	4.76	1	4.72	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	93.07 %	1	80.76 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	67.38 %	72.06 %	20	68.18 %	37	38	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	100.00 %	82.28 %	1	80.32 %	100	100	
% of 0-30% AMI Renters to All Renters***	0.00 %	37.40 %	29	45.16 %	0	0	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	98.52 %	1	95.04 %	100	100	
Overall Ranking:			In State:	20 / 29	Nationally:	48 45	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$62,500	\$19,533		\$26,037	4 Units	2.10 %	
Homebuyer Unit	\$18,300	\$15,828		\$14,755	185 Units	97.90 %	
Homeowner-Rehab Unit	\$0	\$15,982		\$20,487	0 Units	0.00 %	
TBRA Unit	\$0	\$5,858		\$3,225	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Chester PA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$143,729	\$90,009	\$0
State:*	\$96,889	\$38,326	\$16,102
National:**	\$92,323	\$73,745	\$23,292

CHDO Operating Expenses:
(% of allocation)

PJ: 0.2 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.15

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	100.0	6.5	0.0	0.0
Black/African American:	0.0	86.4	0.0	0.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	2.7	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	0.0	4.3	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	100.0	26.6	0.0	0.0
2 Persons:	0.0	29.3	0.0	0.0
3 Persons:	0.0	21.7	0.0	0.0
4 Persons:	0.0	10.9	0.0	0.0
5 Persons:	0.0	7.1	0.0	0.0
6 Persons:	0.0	2.7	0.0	0.0
7 Persons:	0.0	0.0	0.0	0.0
8 or more Persons:	0.0	1.6	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	0.0	29.3	0.0	0.0
Elderly:	100.0	2.2	0.0	0.0
Related/Single Parent:	0.0	51.6	0.0	0.0
Related/Two Parent:	0.0	15.2	0.0	0.0
Other:	0.0	1.6	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	0.0	0.0 #
HOME TBRA:	0.0	
Other:	0.0	
No Assistance:	100.0	

of Section 504 Compliant Units / Completed Units Since 2001 5

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Chester State: PA Group Rank: 48
(Percentile)
State Rank: 20 / 29 PJs Overall Rank: 45
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.37%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 49.28%	67.38	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	100	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.81%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.070	2.68	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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